

LAND SUBDIVISION COMMITTEE MEETING
February 7, 2013

Members

Gregg Humphrey

Steve Stewart

Nate Bottom

Matt McLaughlin

Mike Stratton

Rick Weber

Brad Bixby

Brian Davis

Lori Williams

Steve Hall

Cyndi Knowles

Paul O'Shea

Don Craven

Others

Brian Wright

Mike Irwin

Corky Joyner

Steve Walker

Tim Landis

Phil Martin

Joanna Gunderson

Greg Kyes

Marlene Winters

Residents of Weston Pointe
Subdivision

Staff

Joe Zeibert

Steve Keenan

Norm Sims

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2013-01

CENSUS TRACT # 20

NAME OF SUBDIVISION:	Manor Grove – Location & Sketch Map and Variances – Sec. 153.157(I) – Cul-De-Sac Streets and Sec. 153.158(J) – Stub Streets		
JURISDICTION:	City		
DATE OF MEETING:	February 7, 2013		
OWNER:	Courtney K. Joyner		
ENGINEER:	Martin Engineering		
DESCRIPTION:	Pt. NE ¼, Sec. 1, T15N, R6W (South side of Old Jacksonville Road, east of Koke Mill Road)		
	16.32	Acres	26 Lots
MOTION TO RECOMMEND:	Variance – Section 153.157(I) – Cul-De-Sac Streets – Approve	Variance – Section 153.157(J) – Stub Streets – Approve	Location and Sketch Map – Approve, Subject To
BY:	Nate Bottom	Nate Bottom	Nate Bottom
2ND BY:	Matt McLaughlin	Paul O'Shea	Matt McLaughlin
VOTE:	Unanimous	Unanimous	Unanimous

Steve Walker presented the location and sketch map. He said the development would include single-family residences and access to Old Jacksonville Road east of the current medical center.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the location and sketch map. He said all essential services are available to serve the site and the development is in accord with the Springfield Comprehensive Plan. Zeibert said there are two variance requests for this development. He said one variance is for section 153.157(I) of the subdivision ordinance for cul-de-sac length. Zeibert said staff recommends approval of the variance. He said extraordinary circumstances of land ownership and adjacent development exist; therefore, the developer supplied an interim turnaround to accommodate emergency vehicles. Zeibert said this warrants a cul-de-sac longer than 1000 feet as specified in the ordinance. He said the second variance would allow a stub street not to be built for unsubdivided property that fronts Koke Mill Road. He said staff recommends approval of the variance.

Zeibert said the applicant shall submit an owner's letter of intent to subdivide. He said the applicant shall identify the trees on the sketch plan. Zeibert reminded the applicant that Ameren has an existing gas main running along the private drive. He said it appears the development will use a new drive. Zeibert said the developer will need to be aware that Ameren

must maintain service to the existing residences. He said a new gas main will need to be constructed to serve the proposed lots.

Brian Davis, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, asked about the differences in alignment of the driveway versus the proposed street. Walker said there would not be major differences. Walker asked about showing the trees along the drive. He said he could show trees on an aerial photograph but contours are not yet complete. Zeibert said the ordinance requires outstanding or unusual natural features and vegetation to be shown on the sketch map. Walker said the applicant intends to save as many trees as can be saved. Zeibert said the applicant must show the general area of where the trees are located on the location and sketch map. O'Shea asked whether the decision to remove the trees might be made on a lot-by-lot basis. Walker said some trees would be removed to install required drainage improvements but the applicant intends to save as many trees as possible because the trees sell the subdivision. O'Shea asked if there would be any subdivision signage/fencing along Old Jacksonville Road. Corky Joyner said there is a retaining wall along Old Jacksonville Road. He said he has not spent much time looking at signage. Joyner said he would spend time identifying trees on the site that definitely need saving.

Mike Stratton, Springfield Park District, asked how many trees were on the site. Joyner said he has not counted the trees but there are a lot on the property. Stratton asked if there would be a replanting or reforestation plan with this subdivision. Joyner said he would save as many of the trees as possible. He said he thought some of the trees within the lane could be moved, and live. Joyner said with a planned experimental development he might try to build a City street while having the least impact possible on the trees. Stratton asked if there would be green space or open area in the development. Joyner said there would be open space within the development because the lots were larger than a typical subdivision. Stratton said the footprint for the houses on the lots would be smaller to which Joyner said correct.

Steve Stewart, CWLP-Water, said there is adequate water capacity to serve the site. He said CWLP will serve the development with water since it was annexed in the 1970s. He said the applicant shall supply an easement to interconnect the water supply and provide a looped main. Stewart said this would increase the reliability and the quality of the water. He said the ideal location would be near the south end of the project.

Gregg Humphrey, Springfield Metro Sanitary District, said sanitary sewer is available at the northeast corner of the subdivision. He said all property currently owned by Capitol of Springfield shall be shown on the location and sketch map to determine the total development of the property for sanitary sewer service.

Nate Bottom, Office of Public Works, said the applicant shall install a sanitary sewer service to the west. He said Public Works recommends saving as many ornamental trees as is feasible. Bottom said if the applicant wants to vary from the subdivision ordinance, he must go through the PED or the PUD process.

Lori Williams, City Traffic Engineer, said the applicant shall add a north arrow to the location map. She said the applicant shall identify the centerline of Weston Pointe Drive and the right of way width on the sketch plan. Williams said the applicant shall show all the existing structures on the property. She said two are shown, but there are a few more structures.

Matt McLaughlin, Springfield Building and Zoning Department, said the applicant shall provide the setbacks of the existing houses from the lot lines.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Brad Bixby, CWLP-Electric, said electric is available to the west behind the medical center. He said the applicant shall provide a side lot easement.

Gregg Humphrey asked if there was anyone who wished to address the Committee on this matter.

Joanna Gunderson asked what would happen with the large, mature tree line that runs down Weston Pointe Drive. She said the tree line acts as a barrier to the neighbors having to look at the backs of houses. Joyner said his long-term plan is every tree that can stay stays. He said he will not always own the property. Joyner said he would do more research. He said there is a swale along this tree line. Joyner said if the drainage is along the rear of the property as is the case with many subdivisions, all the trees would be removed. He said there may need to be some changes in how the drainage on the lots is handled so an excessive amount of trees will not be removed. Joyner said with larger lots there can be a larger no build area. He said no drainage calculations have been run yet. Joyner said he is willing to meet with everyone to discuss neighborhood concerns. Humphrey said draft covenants are usually submitted with the preliminary plan and final covenants with the final plat of subdivision. Gunderson asked if the covenants submitted would be available on the City's website. Humphrey said this would be handled through the Regional Planning Commission.

Marlene Winters said there is a deteriorated fence that runs south from Old Jacksonville Road. She said the neighbors understand the fence is approximately 1' inside the property line. Winters said there is approximately 2-4' between the property line and the street. She asked if this 2-4' strip was included in the Manor Grove plans. Winters said she mows this strip. Humphrey said this strip was platted as right of way with the Weston Pointe subdivision. He said this strip is not owned by the entity doing this development. Winters asked about the construction timeline for Manor Grove. Joyner said his approximate goal was to begin construction of the road later this year. He said building houses likely would not occur until next year. Joyner said the plan is not to build a big road and see what happens. He said there likely would not be more than three or four lot sales annually. Winters asked what size the homes would be, to which Joyner said he anticipated them to be big. Winters said there were some neighbor concerns about what might be built.

Gregg Kyes said he did not know another instance in Springfield where the fronts of houses look at the backs of houses. He said he was concerned about the varying sizes and qualities of fences along the property line coming to within 1' of Weston Pointe. Kyes said a buffer would be nice in the covenants. Humphrey said he thought this would be a covenant issue. Zeibert said some items staff looks for in covenants include the storm water management area and the establishment of the homeowner's association. He said preservation of the trees is up to Mr. Joyner. Zeibert said there is a proposed drainage easement in the rear yard, which may complicate placing fences on the property line. Joyner said there is a 1' strip that is owned by someone else. He said he needs to think about the fence issue because it is a valid question. Joyner said he would think about it and would be happy to meet with the neighbors in the next week or so.

Nate Bottom made a motion to approve a variance of Section 153.157(l) – Cul-De-Sac Streets – to allow one cul-de-sac street in excess of 1000 feet. Matt McLaughlin seconded the motion and the vote was unanimous.

Nate Bottom made a motion to approve a variance of Section 153.157(J) – Stub Streets – to allow a subdivision without providing a stub street to undivided property. Paul O'Shea seconded the motion and the vote was unanimous.

Nate Bottom made a motion to approve the location and sketch map, subject to:

- 1) Submitting an owner's letter of intent to subdivide;
- 2) Identifying the trees on the sketch plan;
- 3) Showing all property in the area owned by Capitol of Springfield for sewer;
- 4) Showing a sanitary sewer service to the west;
- 5) Adding a north arrow to the location map;
- 6) Identifying the centerline of Weston Pointe Drive and the right of way width on the sketch plan; and,
- 7) Showing all the existing structures on the property.

Matt McLaughlin seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO.	2012-11
CENSUS TRACT #	36.03

NAME OF SUBDIVISION: Centennial Pointe – Preliminary Plan

JURISDICTION: City

DATE OF MEETING: December 6, 2012

OWNER: Courtney K. Joyner

ENGINEER: Martin Engineering

DESCRIPTION: N ½, NW ¼, SE ¼, Sec. 10, T15N, R6W (East side of Lenhart Road, north of Bunker Hill Road)

19.85 **Acres** 53 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Lori Williams

2ND BY: Steve Stewart

VOTE: Unanimous

Steve Walker presented the preliminary plan. He said the development would be 20 acres with 106 dwelling units.

Joe Zeibert, Regional Planning Commission, said the applicant shall correct the revision date in the block at the bottom. He said the applicant shall submit preliminary covenants. Zeibert said he believed the annexation was approved Tuesday night, to which Joyner said yes. Zeibert said the applicant shall correct the annexation status note. He said the applicant shall correct the zoning. Zeibert asked whether the applicant could incorporate native plantings in the storm water management area. He said water service in the area is being worked out at this point. Zeibert said there must be evidence submitted that the subdivision meets the requirements set forth in the ordinance regarding adequate pressure and flow for fire suppression. Don Craven, Curran-Gardner Water District, said the District is prepared to serve this development at 1000 gallons per minute (GPM). Zeibert said generally there is a report submitted of the pressures based on 20 pounds per square inch (PSI) held for a two hour time period. He asked whether this is needed for this development. Zeibert said he is wary if the pressure/flow does not come in at 1000 GPM then an increased setback could trigger changes in the lot configuration. Walker said the applicant is aware of this fact. Humphrey said Curran-Gardner is here stating they will serve the development. He said this is similar to when he says the Sanitary District will provide service. Stewart said usually there is a flow test completed and then one can use a model to say if a new service is added to a particular pipe, this will be the output. Humphrey said the

modeling is similar to the modeling completed for sewer service. Cravens said Max Mittendorf has looked at the development and water will be provided.

Mike Stratton, Springfield Park District, asked how many lots are to be built, to which Joyner said 53 lots.

Brian Davis, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, asked if there was discussion of the impact of the subdivision on Lenhart Road. Nate Bottom, Office of Public Works, said they must meet the minimum access road standards. He said the applicant built a similar road like this with Centennial Park Place. Bottom said they are required by the adjacent sub-standard roadway improvement agreement that was part of the annexation. He said they are required to provide their proportionate share. Joyner agreed with this statement.

Steve Stewart, CWLP-Water, said the west 300' was annexed in the past. He said the City and Curran-Gardner would need to work together on how service will be handled. Stewart said each entity has water capacity.

Gregg Humphrey, Springfield Metro Sanitary District, said sanitary sewer is available to serve the property.

Nate Bottom, Office of Public Works, said the drainage calculations have been received but they still must be reviewed and approved. He asked whether an agreement is in place to route the storm sewer to the Park District property. Bottom said this is an important part of the drainage properly functioning. He asked how the detention pond would be phased. Bottom said it was unclear. Walker said the applicant's intent is to construct what is needed for the first and second phase of the detention pond in phase one. He said the pond would be completed with phase three. Bottom asked whether the pond would be platted with the first phase. Walker said he was told this was required. Bottom said this makes the platting cleaner. Walker said most of the fill goes in the last addition that will be needed from the pond. He said the applicant will only build what he needs in the high ground in the first addition and save the extra excavation for the last addition.

Lori Williams, City Traffic Engineer, said interim cul-de-sacs will be needed with temporary easements due to the phasing. She said the traffic analysis appears to be satisfactory and the zoning was approved on January 22, 2013. Williams said the applicant shall change the note about the proposed zoning.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Brad Bixby, CWLP-Electric, said the electric lines are not adjacent to this property. He said the electric line needs to come south and an easement would be required.

Lori Williams made a motion to approve the preliminary plan, subject to:

- 1) Correcting the revision date in the block at the bottom;
- 2) Submitting preliminary covenants;

- 3) Correcting the annexation status note;
- 4) Correcting the zoning note;
- 5) Approval of the drainage calculations;
- 6) Resolution of the storm water flowing onto the Park District's property to Public Works satisfaction;
- 7) Clarifying the phasing of the detention ponds; and,
- 8) Showing the location of the interim cul-de-sac and associated easement locations to Public Works satisfaction.

Steve Stewart seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2011-06
(Lq. Sc.)
CENSUS TRACT # 21

NAME OF SUBDIVISION: Hy-Vee - Large Scale Development Plan

JURISDICTION: City

DATE OF MEETING: February 7, 2013

OWNER: Hy-Vee Inc.

ENGINEER: Martin Engineering

DESCRIPTION: Pt SE ¼, Sec. 5, T15N, R5W – West side of MacArthur Boulevard
between Cherry Road and Outer Park Drive

9.90 **Acres** 4 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Gregg Humphrey

2ND BY: Steve Hall

VOTE: Unanimous

Steve Walker presented the large scale plan. He said changes to the plan since it was previously approved include: adding parking from the existing Shell gas station, increasing the size of the store, increasing the size of the convenience store, and changing the parking configuration.

Joe Zeibert, Regional Planning Commission, said the applicant shall change the developer to say owner/developer on the cover page. He said the applicant shall add the document number for the easements. After some discussion between Walker and Zeibert, it was agreed that the easements could say to be vacated. Zeibert asked about the right of way plat. Walker said the right of way except around the Shell station has been approved and recorded. Zeibert asked if the right of way would be a condition of approval, to which Nate Bottom, Office of Public Works, said yes, the applicant must dedicate the right of way with phase two of the large scale plans. Zeibert asked if the Illinois Department of Transportation [IDOT] permit would be required with phase two as well, to which Bottom replied correct. Zeibert asked if the crosswalk at Cherry and MacArthur would be corrected to line up properly. Walker said the applicant is working with IDOT to fix the crosswalk. Zeibert asked if it would be shown correctly on the plans. Walker said an intersection design study would be presented after these plans are approved during phase two. Lori Williams, City Traffic Engineer, said the crosswalk/entrance across MacArthur could not line up because there is an entrance in the middle of it.

Mike Stratton, Springfield Park District, asked about landscaping on the site. Walker said Hy-Vee uses an elaborate landscaping scheme that is not shown with these plans. Zeibert asked if the landscape islands will be landscaped, to which Walker replied yes.

Brian Davis, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, said the earlier submission had a large amount of landscaping that looked nice. O'Shea said there are perimeter sidewalks shown but asked about sidewalks onto the site. Walker said there are currently no perimeter sidewalks, but they will be added. He said pedestrian connections will be provided from Outer Park past the front of the C-Store to the south edge of the Hy-Vee. Walker said there would also be a connection from Cherry to the front of the Hy-Vee. O'Shea asked about the MacArthur frontage. Walker said the applicant did not plan a connection coming from MacArthur. O'Shea asked when the future expansion might occur. Walker said the area will be turf grass unless Hy-Vee expands its store in the future. O'Shea asked about the double drive in lanes. Walker said there is a spot to pick up the groceries at this end of the store. He said there is also a pharmacy in this location. O'Shea said this site will likely generate a lot of pedestrian/bicycle traffic. He said it may be more effective to bring the foot traffic from MacArthur in directly rather than crossing the parking lot.

Steve Stewart, CWLP-Water, said a strong water supply is available to serve the site.

Gregg Humphrey, Springfield Metro Sanitary District, said the developer will be required to relocate the existing sanitary sewer and provide easements for all of the sanitary sewers within the property. Humphrey asked if the construction plans have been submitted. Walker said the engineer is working on the construction plans.

Nate Bottom, Office of Public Works, had no comments.

Lori Williams, City Traffic Engineer, said the traffic study requires an addendum due to the ultimate store size is larger than what was considered in the approved traffic study. She said the location of the underground storage tanks may be problematic for truck traffic flow to and from the tanks. She said the applicant shall check these movements and adjust, if necessary. Williams said the drive through for the C-Store shall provide storage for five cars or 125' from the window. Walker said he submitted an electronic version of a revised configuration for the C-Store. Williams indicated she saw it. Walker said the applicant intended to eliminate the four parking spaces on the north side of the C-Store and add extra space for stacking. Williams asked if it would be a combo store, e.g. fast food and a convenience store. Walker said all he has heard is the drive through is for a coffee shop.

Matt McLaughlin, Springfield Building and Zoning Department, said the applicant knows about the stacking requirements.

Rick Weber, Springfield Fire Department, said the fire department connection is hidden in the back of the building and that it is supposed to be on the street side or the access side of the building.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Steve Hall, Sangamon County Department of Public Health, said the Public Health Department will need a set of building prints when planning for the food service begins. Walker said this will be submitted with the building plans. He said Hy-Vee likes to keep its building plans and site plans completely separate.

Brad Bixby, CWLP-Electric, said there is a change that was sent out that needs to be made on the plans. He said there are adequate facilities in the area. Bixby said the relocation in the rear will push an electric line behind the property that will need to be buried as well.

Zeibert asked if the access point on MacArthur was in a different location than the existing access point. Walker said the proposed access point is moved slightly from the existing access point. Zeibert said the ordinance, with phase one, does require access point locations and written approval of the location of the access by the governmental entity with road jurisdiction. He said a permit or a letter from IDOT will be needed to satisfy this requirement prior to the plan proceeding to the Regional Planning Commission.

Mike Irwin, IDOT District 6, said there have been meetings with the applicant's engineer. He said the applicant has been asked to put together an intersection design study to figure out what improvements are needed. Irwin said there are some constraints for crosswalks on the site. Irwin said the State made Hy-Vee move the entrance once it acquired the Shell station. Zeibert asked if IDOT will submit a letter of approval, to which Irwin replied yes. Walker said this is for this phase, to which Zeibert replied yes for phase one. Irwin asked what the letter should say. Williams replied it should say the location of the access point is approved.

Gregg Humphrey made a motion to approve the large scale development plan, subject to:

- 1) Changing the developer to say owner/developer on the cover page;
- 2) Noting where easements are to be vacated on the plans;
- 3) Showing the relocated the sanitary sewer lines and providing easements for all of the sanitary sewers within the property;
- 4) Submission and approval of the revised traffic study by the Office of Public Works;
- 5) Resolution of any large tank/truck traffic movement conflicts to the satisfaction of the Office of Public Works;
- 6) Correcting the plans to reflect the revised stacking configuration by the C-Store;
- 7) Moving the fire connection as per the Fire Department's comments;
- 8) Revising the site plans to reflect the electric line location; and,
- 9) Submitting a letter from IDOT approving the location of the access point on MacArthur.

Steve Hall seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2013-01
(Lg Sc)

CENSUS TRACT # 36.04

NAME OF SUBDIVISION:	Lot 9, Cobblestone Estates, 25th Addition – Site Development Plan
JURISDICTION:	City
DATE OF MEETING:	February 7, 2013
OWNER:	Ram Talluri
ENGINEER:	Martin Engineering
DESCRIPTION:	Pt SE ¼, Sec. 11, T15N, R6W (South side of Yucan Drive, west of Meadowbrook Drive)
	<u>1.811</u> Acres <u>1</u> Lot
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Nate Bottom
2ND BY:	Matt McLaughlin
VOTE:	Unanimous

Steve Walker presented the site development plan. He said the development would be a strip mall.

Joe Zeibert, Regional Planning Commission, said the applicant shall add the access easement to the plan. He said the applicant shall submit shared access easement documents. Zeibert suggested moving the pedestrian connection to the east to connect to the public sidewalk. Walker said this was the original location, but a low-lying inlet prevented the connection. Zeibert said according to the Illinois Department of Natural Resources ECO-CAT tool, this site may be a habitat for the Franklin Ground Squirrel.

Mike Stratton, Springfield Park District, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, asked about landscaping. Walker said the landscaping would be similar to what is already planted.

Steve Stewart, CWLP-Water, said there is ample water capacity to serve the site.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, had no comments.

Lori Williams, City Traffic Engineer, said the loading and the parking area are located in the front yard setback. She said a zoning variance would be required, if the applicant wants to pursue this option. Walker said the plan will be revised to add several compact car spaces and to remove the parking from the front yard setback. Discussion between Walker and Williams about the revised configuration followed. Williams said the west access easement needs to be fully built out with Lot 9, to which the reply was the access easement is already built.

Matt McLaughlin, Springfield Building and Zoning Department, said the only concern is parking in the front yard.

Rick Weber, Springfield Fire Department, said the fire connection must have access. He said placing it behind parked cars is not allowable.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Brad Bixby, CWLP-Electric, said the electric facilities are adequate.

Nate Bottom made a motion to approve the site development plan, subject to:

- 1) Adding the access easement to the plan;
- 2) Submitting shared access easement documents;
- 3) Resolution of the parking in the front yard setback; and,
- 4) Moving the fire connection per the Fire Department's comments.

Matt McLaughlin seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 1991-10

CENSUS TRACT # 36.04

NAME OF SUBDIVISION: Pleasant Park – 5th Addition – Final Plat

JURISDICTION: City

DATE OF MEETING: February 7, 2013

OWNER: Pleasant Nursery, Inc.

ENGINEER: Martin Engineering

DESCRIPTION: Pt. NE ¼, Sec. 14, T15N, R6W (Southwest corner of Wabash Avenue and Meadowbrook Road)

1.06 **Acres** 1 **Lot**

MOTION TO RECOMMEND: Approve, Subject To

BY: Steve Stewart

2ND BY: Nate Bottom

VOTE: Unanimous

Steve Walker presented the final plat. He said the plat is unchanged from the previous submittal. Humphrey asked if the right of way is settled. Walker said his understanding is that IDOT will not require the donation of the additional right of way now. Mike Irwin, IDOT District 6, said IDOT will purchase the right of way.

Joe Zeibert, Regional Planning Commission, said the applicant shall submit final covenants. He said the applicant shall submit a written request to withdraw the previous approval of the Land Subdivision Committee from the July, 2012 meeting. Zeibert asked if an IDOT permit will be required for the sidewalk along Wabash. Walker said the sidewalk is built and bonded. Nate Bottom, Office of Public Works, said this will be a unique situation because the City will likely have the applicant bond the sidewalk and hold off building it because IDOT will be purchasing right of way. Irwin said the sidewalks will likely change because of the Wabash expansion project. Walker said the applicant would bond the sidewalks until IDOT built them in the future. Zeibert asked if the applicant could label what the extra 8' between the south right of way line and the property line is. Walker, Bottom, and Lori Williams, City Traffic Engineer, discussed the space. Zeibert said the applicant shall add the square footage to Lot 5. He asked if an owner's acknowledgement in fee simple for the right of way was required. Walker asked if this was a new requirement, to which Bottom said yes. Bottom said the language will need to be verified with IDOT.

Mike Stratton, Springfield Park District, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said the final plat was approved through City Council in the past. He said the plat was not recorded in the one-year period required under the subdivision ordinance. Bottom said this is the reason the plat is before this Committee. He said this is why the IDOT right of way is not being collected at this time.

Lori Williams, City Traffic Engineer, said the plat sheet size shall be 22" X 34" per the ordinance. She said the plat shall be signed and sealed by a professional land surveyor along with the signing date, the license number, and the license date of expiration. Williams said the applicant shall show coordinates for each boundary corner to four decimal places. She said Illinois State Plane Coordinates NAD83 West Zone are preferred. Williams said the applicant shall provide an owner's acknowledgement of the right of way conveyance in fee simple. She said the applicant shall add a note to the face of the plat regarding the conveyance of right of way shown on the plat. Williams provided suggested language. Walker asked if the state plane coordinates were requested or required, to which the reply was they are preferred.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Brad Bixby, CWLP-Electric, had no comments.

Steve Stewart moved to approve the final plat, subject to:

- 1) Submitting final covenants;
- 2) Submitting a written request to withdraw the previous approval;
- 3) Adding the square footage for Lot 5;
- 4) Adding an owner's acknowledgement of the right of way in fee simple to the satisfaction of the Office of Public Works;
- 5) Submitting appropriately sized plat sheets;
- 6) Adding the signature, seal, license number, and date of expiration of an Illinois professional land surveyor; and,
- 7) Adding a note to the face of the plat regarding the right of way conveyance to the appropriate entity.

Nate Bottom seconded the motion and the vote was unanimous.